



# County of Los Angeles **CHIEF EXECUTIVE OFFICE**

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**WILLIAM T FUJIOKA**  
Chief Executive Officer

October 30, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: ATHENS SHERIFF'S STATION  
APPROVE PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT  
AWARD SUPPLEMENTAL AGREEMENT 6 - CAPITAL PROJECT 77287  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**JOINT RECOMMENDATION WITH THE SHERIFF:**

1. Approve the revised total project budget of \$38,468,000 for construction of the Athens Sheriff's Station project, Capital Project 77287.
2. Find that AKG Construction is the apparent Lowest Responsive and Responsible Bidder, and award the construction contract for the Athens Sheriff's Station project to AKG Construction in the amount of \$22,601,000, subject to the satisfactory and timely completion by the contractor of the consultant services agreement to prepare a baseline construction schedule for the project and receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance.

Board of Supervisors  
**GLORIA MOLINA**  
First District

**YVONNE B. BURKE**  
Second District

**ZEV YAROSLAVSKY**  
Third District

**DON KNABE**  
Fourth District

**MICHAEL D. ANTONOVICH**  
Fifth District

3. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid specifications, whether the contractor has satisfied the above conditions for contract award, and authorize the Director of Public Works to execute the construction contract, in the form previously approved by County Counsel, to AKG Construction and to establish the effective date of the construction contract if the Director of Public Works determines that the above conditions have been satisfied.
4. Award and authorize the Director of Public Works to execute Supplemental Agreement 6 with Leo A. Daly to provide architectural and engineering design services for the Athens Sheriff's Station for a \$310,000 not-to-exceed fee and to establish the effective date following Board approval.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to allow construction of the new Athens Sheriff's Station to commence. Also, it will authorize the modification of the north front entry.

The new Athens Sheriff's Station will be a 33,750-square-foot facility with a 5,000-square-foot vehicle maintenance building and a community room, which will serve as a departmental operations center in case of emergencies. The site includes 330 parking spaces, fueling island, communication tower, car wash facility, above-ground fuel storage tanks, and will accommodate a mobile shooting range for deputy training and certification on an as-needed basis. Additionally, 3,000 square feet of office space and a helistop are included as additive alternates. An existing 150,000-square-foot tilt-up building on the site will be demolished through a Board-approved Job Order Contract, or will be contractor procured through the bid process, to facilitate the construction of the Athens Sheriff's Station facility.

On June 5, 2007, your Board adopted plans and specifications for the project and instructed the Executive Officer of the Board to advertise for construction bids. On July 10, 2007, five bids were received, and AKG Construction was the apparent Lowest Responsive and Responsible Bidder meeting the criteria adopted by your Board. As instructed by your Board, a consultant services agreement was executed with AKG Construction to prepare a baseline schedule for a \$15,000 not-to-exceed fee. The cost of the consultant agreement with AKG Construction has been subtracted from their total lump sum as described in the Instruction to Bidders. We recommend your Board award the contract to AKG Construction for \$22,601,000, which will include the base bid and two additive alternates.

Additionally, your authorization will allow Leo A. Daly to modify the north front entrance to meet the current operational need of the Sheriff by modifying the entrance to become more pronounced and customer friendly. Upon completion of the design modifications, we will return to your Board for approval of the revised plans and their integration into the facility's construction through a change order.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) by improving efficiency, quality, and responsiveness of County services to the community. In addition, these actions are consistent with Community Services (Goal 6) by improving the quality of life for residents in the community.

### **FISCAL IMPACT/FINANCING**

The recommended construction contract with AKG Construction is for \$22,601,000, which includes Additive Alternate A (helistop) for \$124,000 and Additive Alternate B (3,000 square feet of office space addition) for \$530,000. In addition, 10 percent of the contract amount is allocated for change orders in the project budget.

The \$15,000 cost incurred by the contractor in preparing the baseline construction schedule is not reflected in the recommended contract amount, although it is considered part of the project's construction budget. The project budget also includes \$2,261,600, or 10 percent of the contract amount for change orders, and \$400,000 for underground utilities along the site's Imperial Highway frontage. The revised total project budget, including plans and specifications, plan check, construction, change orders, equipment, consultant services, miscellaneous expenditures, County services, and modified entry, is estimated at \$38,468,000. The Project Schedule and proposed Budget Summary are included in Attachment A.

There are sufficient funds available under Capital Project 77287 in the 2007-08 Capital Projects/Refurbishments Budget to fund the construction contract with AKG Construction, the supplemental design services agreement with Leo A. Daly, and the anticipated construction costs for the redesigned front entrance. Again, we will return to your Board for approval of the change order to implement the design changes.

### **Operational Financing**

The project scope is a new replacement facility for the Lennox Sheriff's Station; therefore, the Sheriff's Department will absorb any increases in ongoing operational costs, including utilities.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The State Public Contract Code requires the County to award construction contracts to the Lowest Responsive and Responsible Bidder, which is defined as the firm that: 1) submits the bid with the lowest cost; 2) is deemed by the County to be "responsive" to specific criteria under the solicitation, including, but not limited to licensure, bonding, and insurance requirements; and 3) is determined by the County to be a "responsible" bidder by exhibiting the capability, capacity, experience, trustworthiness, and financial wherewithal to perform the work required under the bid solicitation.

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this agreement, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunities for Work (GAIN/GROW) participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with Leo A. Daly includes the standard Board-directed clause that provides for termination of services, renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance Program.

## **ENVIRONMENTAL DOCUMENTATION**

On December 19, 2006, your Board certified the Mitigated Negative Declaration and adopted the Mitigation, Monitoring, and Reporting Program for this project.

### **CONTRACTING PROCESS**

On June 3, 2007, your Board adopted plans and specifications for the project at an estimated \$22,150,000 base construction cost, and instructed the Executive Officer of the Board to advertise for construction bids. On July 10, 2007, five bids were received. AKG Construction with a base bid (not including additive alternates) of \$21,962,000 was the apparent Lowest Responsive and Responsible Bidder meeting the criteria adopted by your Board. The bid results are summarized in Attachment B.

AKG Construction's Community Business Enterprises participation data (51 percent) and 3-year contracting history with the County are on file with the Department of Public Works (Public Works).

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website.

On April 20, 1999, your Board authorized Agreement PW 11973 with Leo A. Daly to provide services for the Lennox Sheriff's Station Replacement project for a \$1,590,000 not-to-exceed fee. The proposed architectural program, completed in March 2000, resulted in a total project cost estimate that exceeded the Board-approved budget due to the need for a multilevel parking structure at the Lennox site. Subsequently, two no-fee supplements were executed to revise the program. On March 11, 2003, your Board authorized no-fee Supplemental Agreement 3 to change the project scope and provide programming services for the proposed Sheriff's station at the Athens site. In November 2004, Supplemental Agreement 4 was issued for design of the Athens Sheriff's Station. On June 5, 2007, your Board authorized Supplemental Agreement 5 for construction administration services for a \$700,000 not-to-exceed fee. Leo A. Daly has agreed to provide the north front entry redesign for \$310,000.

The negotiated fee was reviewed by Public Works and is considered reasonable for the scope of work. The proposed fee is 20 percent of the original agreement and will increase the total agreement amount from \$2,290,000 to \$2,600,000.

Leo A. Daly's Community Business Enterprises participation data (43 percent) and 3-year contracting history with the County are on file with Public Works.


### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

**CONCLUSION**

Please return one adopted copy of this letter to Public Works (Project Management Division II) and the Sheriff's Department (Facilities Planning Bureau).

Respectfully submitted,

  
WILLIAM T FUJIOKA  
Chief Executive Officer

  
LEROY D. BACA  
Sheriff

WTF:DLW:LDB  
DL:JSE:DJT

Attachment (2)

c: Auditor-Controller  
County Counsel  
Department of Public Works  
Office of Affirmative Action Compliance  
Department of Public Social Services (GAIN/GROW Program)

October 30, 2007

**ATTACHMENT A**

**ATHENS SHERIFF'S STATION  
APPROVE PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT  
AWARD SUPPLEMENTAL AGREEMENT 6  
SPECS. 6600; C.P. 77287**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Project Program	04/07/04	
Design Contract Execution (Supplemental Agreement 5) Schematic Design Submittal Design Development Submittal Construction Document Submittal Jurisdictional Approval	11/22/04* 11/11/05* 04/17/06* 10/28/06* 05/31/07*	
Construction Bid and Award	09/04/07	10/30/07
Construction Substantial Completion Acceptance	07/30/09 09/30/09	09/24/09 11/30/09

\* Indicates completed activity

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition/Remediation	\$ 500,000	\$ 0	\$ 500,000
Construction			
a) Demolition- Building	\$ 1,200,000	\$ 0	\$ 1,200,000
b) Hazmat Remediation of Existing Building	\$ 400,000	\$ 0	\$ 400,000
c) Construction	\$22,150,000	\$ 466,000	\$ 22,616,000
d) Change Orders	\$ 2,215,000	\$ 46,600	\$ 2,261,600
e) Offsite Construction	\$ 500,000	(\$ 100,000)	\$ 400,000
Subtotal	\$26,465,000	\$ 412,600	\$ 26,877,600
North Front Entry Modifications	\$ 0	\$ 3,000,000	\$ 3,000,000
Equipment	\$ 1,000,000	(\$ 212,000)	\$ 788,000
Plans and Specifications	\$ 2,290,000	\$ 0	\$ 2,290,000
Consultant Services	\$ 800,000	\$ 0	\$ 800,000
Miscellaneous Expenditures			
a) Reproduction Services	\$ 55,000	\$ 0	\$ 55,000
b) Affirmative Action	\$ 20,000	\$ 0	\$ 20,000
c) Furniture, Fixture, Equipment	\$ 876,000	(\$ 200,600)	\$ 675,400
Subtotal	\$ 951,000	(\$ 200,600)	\$ 750,400
Jurisdictional Reviews and Plan Check	\$ 200,000	\$ 0	\$ 200,000
County Services	\$ 3,262,000	\$ 0	\$ 3,262,000
<b>TOTAL</b>	<b>\$35,468,000</b>	<b>\$ 3,000,000</b>	<b>\$ 38,468,000</b>



October 30, 2007

**ATTACHMENT B**

**ATHENS SHERIFF'S STATION  
APPROVE PROJECT BUDGET - AWARD CONSTRUCTION CONTRACT  
AWARD SUPPLEMENTAL AGREEMENT 6  
SPECS. 6600; C.P. 77287**

The new Athens Sheriff's Station will be a 33,750-square-foot facility with a 5,000-square-foot vehicle maintenance building and a community room, which will serve as a departmental operations center in case of emergencies. The site includes 330 parking spaces, fueling island, communication tower, car wash facility, above-ground fuel storage tanks, and the site will also accommodate a mobile shooting range for deputy training and certification on an as-needed basis. Additionally, 3,000 square feet of office space and a helistop are included as additive alternates.

**Bid Opening Date:**

July 10, 2007

**Bid Summary:**

<u>Bidder</u>	<u>Base Bid</u>	<u>Additive Alternate A</u>	<u>Additive Alternate B</u>
1. AKG Construction	\$21,962,000	\$124,000	\$ 530,000
2. Bernards	\$23,085,000	\$240,000	\$ 751,000
3. Emma Corporation	\$24,800,000	\$165,000	\$ 675,000
4. FTR International	\$22,460,000	\$300,000	\$1,500,000
5. Woodcliff Corporation	\$25,013,000	\$380,000	\$ 900,000

**Financial Information:**

Public Works' fair construction cost estimate for the base bid (not including additive alternates) was \$22,150,000.

The contract will be issued to AKG Construction for \$22,601,000 (\$22,616,000, the amount of its base bid plus both additive alternates minus \$15,000, the amount of the consultant services agreement previously awarded to AKG Construction for preparation of the baseline construction schedule).